50 NEWTON STREET, MANCHESTER

BAT REPORT

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50 NEWTON STREET, MANCHESTER

BAT REPORT

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1 INTRODUCTION

1.1.1 Evergreen Ecology Ltd was commissioned by Aroundtown to undertake a bat roost potential assessment and subsequent dusk emergence bat survey on a building in central Manchester at 50 Newton Street which was the former Hatters Hostel; hereafter referred to as "the Site". Surveys were completed to confirm absence of roosting bats and inform a planning application prior to major renovation works.

2 METHODOLOGY

2.1 Guidelines

2.1.1 All survey methodologies and assessments followed the Bat Workers' Manual (Joint Nature Conservation Committee, 2004) and Bat Surveys for Professional Ecologists - Good Practice Guidelines, 4th edition (Collins, 2023).

2.2 Bat Roost Potential Assessment

2.2.1 An external and internal inspection of the building was undertaken on the 21st July 2025 by Richard Laws, a principle ecologist, full member of CIEEM, with over 12 years' experience undertaking bat survey work.

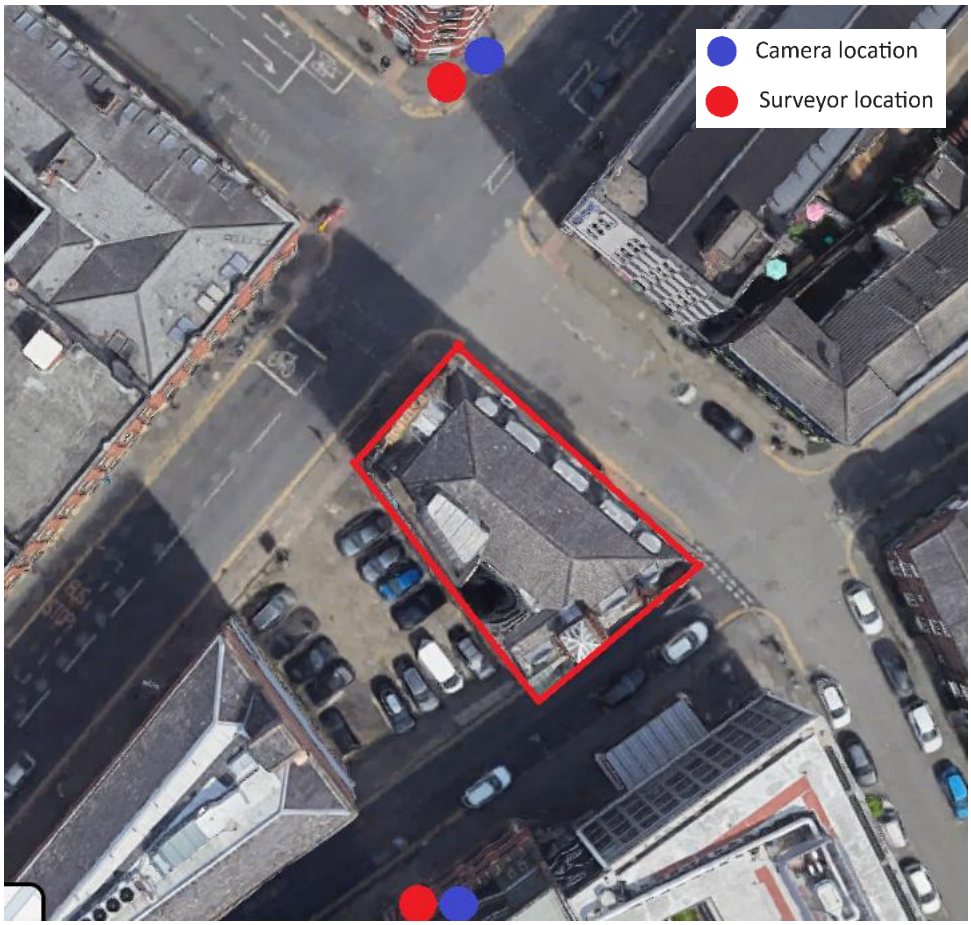
2.2.2 Equipment used included binoculars and a high-powered torch to check for visual signs of bats and features potentially suitable for roosting bats. Exterior walls of the buildings were searched for field signs including droppings, rub or scratch marks, feeding remains, staining at potential roosts and exit holes, live or dead bats, and features, such as gaps, missing bricks, lifted tiles and openings surrounding the roof top. An internal inspection of the building was also undertaken to identify any field signs of bats.

2.2.3 Based on the location, age, type of building, features and evidence recorded, habitat and lighting present, the building was given a rating between negligible to high bat roost potential as described in the Bat Conservation Trust (BCT) guidelines (Collins 2023). The bat roost potential of the building is used to determine the requirement for any further surveys in the form of dusk emergence to confirm presence/absence of roosting bats.

2.3 Dusk Emergence Survey

2.3.1 A dusk emergence surveys was undertaken on the building following confirmation of negligible to low bat roost potential. The survey was undertaken on the 19th August 2025 involving two experienced surveyors. Each surveyor was positioned on a corner of the building with bat detectors (Ipad with Echo Meter Touch Pro and Petterson M500/SonoBat live). In addition, Night Vision Aids (NVAs) were used including an infra-red camera (Sionyx Aurora Pro) and a thermal camera (Pixfra Arc A613) positioned on the building to cover all aspects. See Figure 1 below showing the position of cameras and surveyors.

Figure 1 – Camera and surveyor locations around the Building (Google maps, 2024)



2.4 Limitations

2.4.1 Due to the height and style of the building it was difficult to see features at the top. A lot of the roof could however be assessed by looking out the windows on the top floor.

This limitation has not affected the results of the PRA or the conclusions reached within this report.

2.5 Legislation

2.5.1 All species of bats are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Under this legislation it is illegal to:

- Intentionally or deliberately kill, injure or capture a bat;
- Intentionally or recklessly disturb a bat when it is occupying a roost; and
- Intentionally or deliberately damage, destroy or obstruct access to a bat roost.

2.5.2 A bat roost is defined as being 'any structure or place that is used for shelter or protection', and since bats regularly move roost site throughout the year, a roost retains such designation whether or not bats are present at the time.

2.5.3 It is illegal to carry out work affecting bats or their roosts. Licences to permit illegal activities relating to bats and their roost sites can be issued for specific purposes and by specific licensing authorities in each country.

3 RESULTS

3.1 Desk Study

3.1.1 A review of Natural England s' Nature on a map' shows there have been 18 European Protected Species Licences relating to bat roosts within 2km of the Site. The closest being 330m north in New Islington and supporting a non-breeding common pipistrelle roost. The majority are close to the network of watercourses in Manchester with a few near the small areas of open green space available in the city.

3.2 Bat Roost Potential Assessment

3.2.1 The external assessment of the building did not identify any Potential Roosting Features (PRFs) on the outer facades of the building within the brickwork which is in good condition or around the window seals. The roof did have some PRFs in the form

of small gaps under the ridge tiles, lifted lead flashing and a few roof tiles have lifted providing opportunities for individual or small numbers of bats.

3.2.2 The internal assessment, specifically on the top floor, found there to be gaps within the main roof and the small attic space around a skylight in the southern extent of the building and where the lift shaft motor is located. The internal inspection of the attic spaces showed daylight entering where gaps and holes are visible. There were no field signs or evidence of bats within the roof space. There are gaps from the attic into the rooms as there are holes in the ceiling however none of the rooms had PRFS for bats. No field signs were identified within the building.

3.2.3 Appendix 1 shows photos of the building during the PRA with features highlighted with red arrows.

3.2.4 Whilst the building does support a small number of PRFs at height, it is located in a very urbanised area of Manchester and there is very limited vegetation in the vicinity. There is no natural habitat providing commuting corridors to foraging habitat in the wider landscape. Its therefore considered highly unlikely bats will be in the area or would utilise the building for roosting purposes.

3.2.5 The bat roost potential assessment identified the building as having Negligble to Low bat roost potential due to the small number of PRFs, no commuting habitat and highly limiting vegetation for foraging in the vicinity. As a precaution a single dusk emergence survey was recommended.

3.3 Dusk Emergence Survey

3.3.1 The dusk emergence survey was undertaken on the 19th August during optimal weather conditions throughout with a light breeze, dry, 100% cloud cover, 16◦C; the survey commenced at 20:12 prior to sunset at 20:27 and finished at 21:57.

3.3.2 No bats were observed emerging from the building during the survey. Only a single bat call was recorded by the two surveyors throughout the survey which was a common pipistrelle *Pipistrellus pipistrellus* at 21:98. This was recorded by the surveyor to the north of the building, it was a quick bat pass that was not visually observed.

During the survey it was noted that the northern and western extents of the building were illuminated by street lighting

3.4 Other considerations

3.4.1 During the internal inspection of the building there was evidence of past nesting birds, particularly feral pigeons. These can nest at anytime of the year, therefore prior to major works to the roof space, it should be checked for nesting birds to confirm absence. In the event nests are recorded then they should be left undisturbed until chicks have fledged to avoid contravening legislation.

4 CONCLUSIONS

4.1.1 No bats were observed emerging from the building on site; therefore, the planned renovation works can proceed without bat constraint. In the highly unlikely event of a roosting bat being identified during the works then they should cease, and a bat licensed ecologist called to assess the situation and advise accordingly.

Appendix 1 – Site Photos

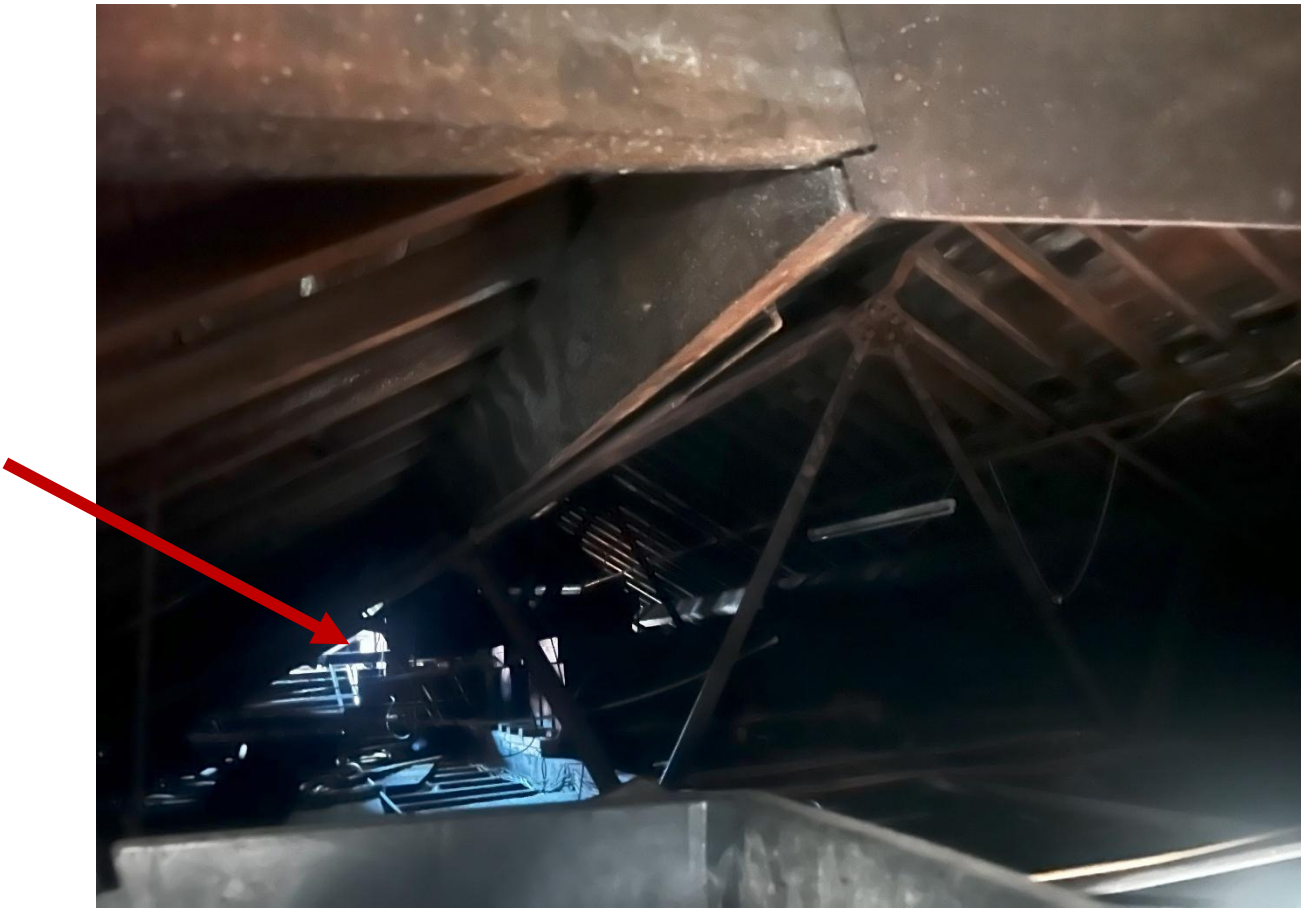


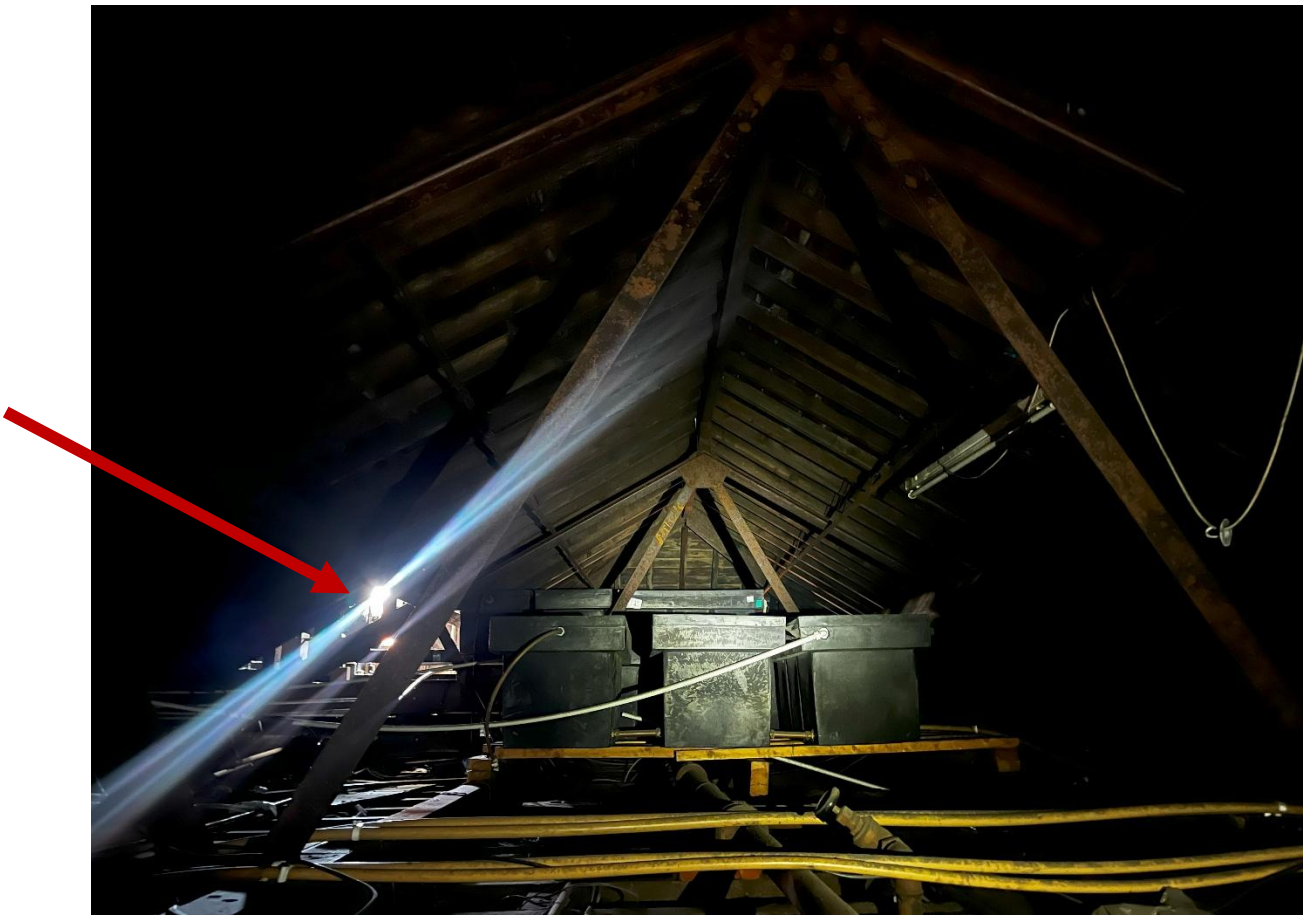



















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